LOT 108
TIMBER CREEK PLANTATION #1
PB 6/394

MURDAUGH INDIA L L/E/
76219 LONG LEAF LOOP
YULEE, FL 32097

2025

11-2N-26-2050-0108-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

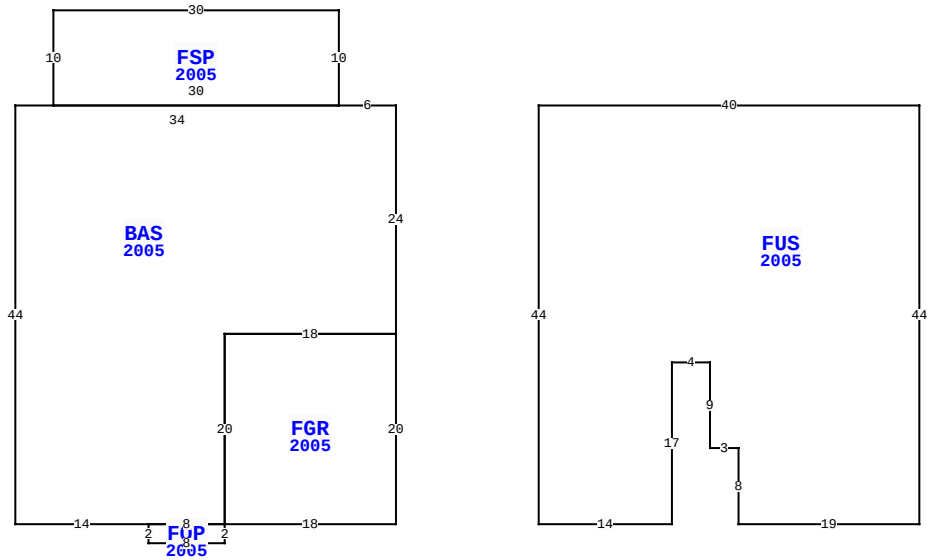
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2005	1,400	122,975
FGR	360	55	2005	198	17,392
FOP	16	30	2005	5	439
FSP	300	40	2005	120	10,541
FUS	1,668	100	2005	1,668	146,516
TOTALS	3,744			3,391	297,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,391	97.0600	97.06	329,130	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2006 Heated Area: 3068 HX Base Yr 2006



76219 LONG LEAF LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,863
TOTAL MARKET OB/XF VALUE		25,154
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		378,017
SOH/AGL Deduction		153,058
ASSESSED VALUE		224,959
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		169,237
TOTAL JUST VALUE		378,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22711	SCREEN ENCLOSURE	4,000	07/01/2009
B22614	SWIM POOL	25,000	06/01/2009
R0507108	REPAIR/RRF	8,000	02/01/2005
E0514223	ELEC OTHER	2,000	02/01/2005
M0509167	MECH OTHER	0	02/01/2005
P0508932	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/511	11/27/2023	LE	U	I	11	100
GRANTOR: MURDAUGH INDIA L						
GRANTEE: MURDAUGH MILLER						
1330/0972	7/05/2005	WD	Q	I		210,300
GRANTOR: MARONDA HOMES INC						
GRANTEE: MURDAUGH RICHARD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W6 FSP=[YR=2005] N10 W30 S10 E30$ W34 S44 E14 FOP=[YR=2005] S2 E8 N2 W8$ E8 FGR=[YR=2005] E18 N20 W18 S20$ N20 E18 N24$ PTR=E15 FUS=[YR=2005] E40 S44 W19 N8 W3 N9 W4 S17 W14 N44$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	592.00	SF	5.20	5.20	100	2005	2005	3	84	2,586	
2	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2009	2009	3	52	13,790	
3	0845	KOOL DECK	0	100	0	0	546.00	SF	7.25	7.25	100	2009	2009	3	89	3,523	
4	0911	SCRN RM A	0	100	26	33	858.00	SF	17.50	17.50	100	2009	2009	3	35	5,255	

LAND DESCRIPTION

TOTAL OB/XF 25,154

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/07/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS